

Gerry Maneri



DoD Transition Coordinator
March AFB



Lead Based Paint (LBP) and Reuse





Background

- 111 Historical housing units surplus by AF
- Interim lease was negotiated between AFBCA / MJPA
 - Obstacles to reuse



Obstacles





Options

- AF Contract
 - Time required
- Caretaker cooperative agreement
 - Wrong money
- Credits to the MJPA lease



Resolution

- Credits to the lease
 - Remove LBP
 - Secure crawl space
- 39 units completed by licensed contractor
(Not LBP certified)
 - 1st barrel of paint chips
- Work stopped over issue of who would manifest paint for disposal



“Generation”

- Both parties declined to accept responsibility to manifest LBP

AF →



← MJPA



“Generation” (cont.)

- Issue not addressed by AF or MJP A in lease
 - AF maintained it was MJP A by remediation
 - Was not an AF contract and they did not monitor removal
 - MJP A maintained AF, as they were remediating under a contract with AF through lease credits
 - Existing condition requires remediation prior to leasing
- Stop work for one month
- Back to negotiations



Result

- AF would manifest
 - Removal as originally agreed to with credits to lease
 - LBP certified contractor (April 1995)
 - Monitored removal
 - Work plan
 - Safety plan
 - Sampling and Analysis plan
- Include original barrel after testing and verification



Lessons Learned

When leases are structured with special exemptions such as this one with credits to the payments for LBP remediation - The specific requirements should be spelled out, as they are not clear in the generic lease language

**COMMUNICATE
AND
COORDINATE**